



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: DMP-21-01

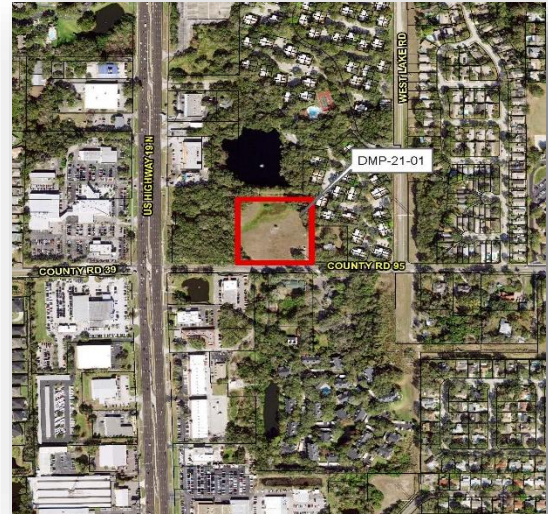
LPA Public Hearing: March 11, 2021

Applicant: Synchronous Media Group, Inc.

Representative: Reed Haydon

Subject Property: Approximately 4.05 acres located at 2625 CR-95 in Palm Harbor.

PARCEL ID(S): 07/28/16/00000/430/0600



REQUEST:

The establishment of a Development Master Plan for an RPD (Residential Planned Development) zoned property on approximately 4.05 acres located at 2625 County Road 95 in Palm Harbor. The request would establish uses and set development parameters such as building height, lot dimensions and setbacks. A 30-unit single-family attached (townhouse) development is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed establishment of a Development Master Plan (DMP) is consistent with the Pinellas County Comprehensive Plan and recommends Approval of the request. (The vote was 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Development Master Plan **Consistent** with the Pinellas County Comprehensive Plan, based on this report.
 - **Staff further recommends** that the LPA recommend **Approval** of the proposed Development Master Plan to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on February 8, 2021. The DRC Staff summary discussion and analysis follows:

The site totals approximately 4.05 acres located on the north side of County Road 95, approximately 370 feet east of US Highway 19 in Palm Harbor. The site was previously occupied by a radio broadcast tower, which has been removed, with only a small utility building remaining in the southeast corner. The site is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned RPD, Residential Planned Development. The RPD zoning has been in place since 1986 when the property was rezoned from C-2, General Commercial & Services. The current RU land use would allow up to 7.5-units per acre.

The applicant wishes to develop the site with up to 30 single-family attached homes (Townhouses). This is consistent with the uses and density allowed by the current RU land use and the RPD zoning district. The Pinellas County Land Development Code requires new development in an RPD zoning district be subject to a Development Master Plan that establishes the permitted uses and associated development standards for a particular project. The RPD district is intended to be flexible and provides for the possibility of a wide variety of housing types and complementing non-residential, neighborhood-oriented uses where appropriate. In this case, the request involves single-family attached residential homes only. The maximum building height is proposed at 35 feet, with front yard setbacks at 20 feet, rear yard setbacks at 10 feet and a building separation of 10 feet. These development parameters are consistent with those historically associated with the RPD district. Adequate parking and open space are provided. Importantly, it should be noted that minor adjustments to the Development Master Plan (such as building placement and road/pond locations) may become necessary as a result of the site plan review process. Such adjustments are permissible per the Land Development Code.

The area surrounding the subject property contains a variety of residential and nonresidential uses. Adjacent to the west is a vacant Pinellas County owned property, to the north and northeast is a multifamily development and to the east is a single-family home. Across CR 95 to the south is an Assisted Living Facility, a multifamily development, and a retail store. This current proposal would continue this trend of a mixture of residential types and nonresidential uses and is consistent and compatible with the surrounding uses.

Staff is of the opinion that the proposed Development Master Plan is appropriate for the subject property. The planned 30-unit single-family attached residential subdivision is consistent with the proposed RU land use category and is an allowable use within the RPD zoning district. The associated development parameters are also in keeping with historical RPD development patterns. In general, the proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	RPD	Vacant utility building
Adjacent Properties:			
North	Residential Urban	RPD	Multi-Family
East	Residential Urban	RPD	Multi-Family & Single Family
South	Residential/Office/Retail & Residential Urban	CP & RPD	Retail & ALF
West	Residential/Office/Retail	CP	County Stormwater Property

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed Development Master Plan is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: April 27, 2021

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: One person appeared in favor.

ATTACHMENTS: (Maps)